

**City of Newport Beach
Land Use Element Amendment Advisory Committee Minutes**

Date: September 3, 2013

Location: Newport Beach Central Library – 1000 Avocado Avenue
Friends Room

Members Present: Edward Selich, Council Member (Chair)
Nancy Gardner, Council Member
Kory Kramer, Planning Commission
Larry Tucker, Planning Commission
Craig Batley, At-Large
Michael Melby, At-Large
Patricia Moore, At-Large
Jim Walker, At-Large
Paul Watkins, At-Large

Members Absent: None

Staff: Brenda Wisneski, Deputy Community Development Director
Leonie Mulvihill, Assistant City Attorney
Tony Brine, Traffic Engineer
Woodie Tescher, The Planning Center|DC&E (consultant)
Marissa Aho, The Planning Center|DC&E (consultant)
Steve Gunnells, The Planning Center|DC&E (consultant)
Marlie Whiteman, Urban Crossroads (consultant)

I. Call Meeting to Order

The meeting was called to order at 3:30 p.m. by Chair Selich.

II. Approval of Minutes

Motion (Watkins) to approve minutes as augmented by August 20th audiotape with minor corrections submitted by Jim Mosher, except noting that Selich arrived late and was not absent. Watkins also asked that the minutes include his comments that the City should look at the uses adjacent to the old City Hall property.

III. Economic Analysis for Airport

Tescher introduced Chief Economist Steve Gunnells (from The Planning Center|DC&E) and gave an overview of the economic analysis that was conducted by The Planning Center|DC&E.

Gunnells addressed the financial feasibility by looking at 1) the developer's perspective, 2) land versus construction financing, 3) residual land use, and 4) lease capitalization rates.

a. Airport Area

Tescher reviewed the existing land use designations for the Airport Area and the 65 CNEL contour line. Gunnells discussed general approach to analysis. Replacing existing lower intensity development with residential development averaging 50 dwelling units per acre is financially feasible. A conservative estimate of additional residential development in this area could be as low as 400 units beyond the existing planned units, but a more optimistic approach could be as high as a few thousand.

Tucker posed the question about how much of the commercial land in the business area does the City want to convert to residential – This should be contemplated before the City looks at where.

Gardner recalled the policies of the 2006 General Plan decisions that determined the “first come first serve” approach.

Selich asked why the 2,200 limit was established (over the 4,400 residential units that were studied for the airport area in the GP EIR). Tescher believes that the reductions were made as they related to the circulation analysis.

The committee discussed the potential for increased residential units in the airport area. A motion was made to consider additional units. Kramer in favor, all other opposed. Motion failed.

b. Mariners’ Mile

Tescher reminded the committee of the existing land use designations. Gunnells gave an overview of the inland side of Mariners’ Mile. Tescher confirmed that this is not a General Plan issue because the densities are sufficient enough for the opportunity of development. Gunnells gave an overview of the bayside of Mariners’ Mile

Mr. Gary Pickett, representing a property on Mariners’ Mile, confirmed that it was difficult to redevelop these sites, mentioned parking. It was discussed that redevelopment of the Ardell properties was discussed as part of the 2006 General Plan update. The Committee requested that copies of the renderings created in 2006 for the Ardell properties be provided at the next Committee meeting.

No action from the committee.

IV. Other Areas

a. The Hangars

A representative for the property owners asked the committee to consider additional development including a 120 room hotel, an additional retail (50,000 feet – restaurants) and potential increases in height with some demo of some existing office uses. Representative was asked to work with City staff to refine request.

b. Buena Vista

Wisneski informed the committee that staff is continuing to meet with the property owners, but do not see any GP implications as a result of this process.

c. Lido Village

Community members representing Lido Village discussed compatible and incompatible uses for this area. Wisneski addressed how the issues they raised would be incorporated into the General Plan.

d. Harbor Day School

A representative from the Lincoln Elementary school PTA expressed traffic flow concerns with the Harbor Day School expansion.

V. Outreach Briefing

Wisneski announced the Public Information meeting on September 9th and that she will be forwarding the flyer to committee members for their distribution in helping get the word out. She will also be including an announcement in the City Manager’s e-blast.

VI. Next Steps

Tescher gave an overview of the next meeting agenda. Including follow up Mariners’ Mile and Airport area discussions and an overview of the forthcoming policy discussions.

VII. Public Comment on Non-Agendized Items

No Comment

VIII. Adjournment *Next Meeting Date: September 17, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on August 30, 2013, at 2:00 p.m., in the agenda binder and on the City Hall Electronic Bulletin Board located in the entrance of the Council Chambers at 100 Civic Center Drive.